

1 The Westfield-Washington Advisory Plan Commission held a meeting on
2 Monday, September 21, 2009 scheduled for 7:00 PM at the Westfield City
3 Hall.

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5 **Opening of Meeting: 7:00 PM**

6
7 **Roll Call:** Note Presence of a Quorum

8
9 **Commission Members Present:** Robert Smith, President; Cindy Spoljaric, Vice-
10 President; Dan Degnan, Robert Horkay, Pete Emigh, Russell Cameron, Bob Spraeztz
11 William Sanders, and Bob Smith.

12
13 **City Staff Present:** Matthew Skelton, Director; Kevin Todd, Senior Planner; Jennifer
14 Miller, Senior Planner; and Brian Zaiger, City Attorney

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16 **Approval of the Minutes:**

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18 Motion: To approve the August 17, 2009 Public Hearing Meeting Minutes as presented.

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20 Motion by: B. Smith; Second by Degnan; Vote: Passed by voice vote

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22
23 Todd reviewed the Public Hearing Rules and Procedures.

24
25 Sanders arrived at 7:14 p.m.

26
27 **NEW BUSINESS**

28
29 Case No. 0908-CPA-02
30 Petitioner City of Westfield
31 Description Requesting an amendment to the Comprehensive Plan to incorporate the
32 Family Sports Capital Addendum.

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35 Todd reviewed the history of the proposal and presented details of the addendum, which
36 incorporates the findings of the first phase of analysis by the Westfield Family Sports
37 Commission. He stated that the Sports Commission has determined that there is a need
38 for family sports facilities and that Westfield is a viable home for those facilities. The
39 amendment endorses the City's economic development strategy and provides general
40 guidance for future land use decisions regarding the Sports Complex. Todd reported how
41 staff anticipates referencing this document in the Comprehensive Plan; staff has identified
42 two areas where this addendum will be referenced; one in the Open Space and
43 Recreation section under the development policies (page 18), and the second is the
44 Economic Development Plan section (age 84).

1 Mayor Andy Cook addressed the Commission and spoke of how the Sports Commission
2 came into existence. He stated that this addendum is very general in nature, by design.
3 He reiterated that in order to manage the growth of the City and for the Comprehensive
4 Plan to remain alive, the Comprehensive Plan would need to be updated regularly when
5 opportunities exist. He further stated that there are no specific details at this time, and
6 that the City is allowing the Sports Commission to put together a concept. He stated that
7 the concept would including location, financial information, and operational proposals,
8 which will then be sent as a Request for Proposal to developers. Mayor Cook asked the
9 Commission to endorse the concept, in order for the City to solicit the private sectors'
10 proposals to their maximum degree of participation and financial involvements. He stated
11 that he felt it necessary that the Commission and the Council back up the proposal to
12 show the City's support of this proposal.

13
14 Ms. Karen Radcliff, Deputy Director, Hamilton County Convention & Visitors Bureau,
15 thanked the City for being so progressive. She explained how the Bureau could support
16 the sports initiative.

17
18 Skelton thanked the Hamilton County Convention & Visitors Bureau for their support.
19 He stated that the addendum is scheduled for adoption at the October 12, 2009 City
20 Council meeting, which will allow the Commission and the City to more effectively
21 attract proposals. He stated that staff recommends the Commission send this amendment
22 to the Council for adoption with a positive recommendation.

23
24 A Public Hearing opened at 7:23 p.m.

25
26 Mr. Ron Thomas did not speak against the idea, but the details of it, and believes this is a
27 huge diversion from the Comprehensive Plan. He questioned the lack of public
28 involvement.

29
30 Ms. Tracy Pielmeyer believes the City should complete the downtown project before
31 starting on a \$60 million project. She also asked who will own the Sports Complex.

32
33 Ms. Karen Olsen spoke in favor of the Sports Complex and asked the Commission to
34 consider this as a possibility for Westfield, but to locate the complex very carefully.

35
36 Councilman John Dippel responded to a few of the public hearing comments. He stated
37 that there is no site selected at this time. He also stated that the Indianapolis Star has
38 been present at the Sports Commission meetings. He urged the Commission to send the
39 amendment to the Council with a positive recommendation.

40
41 Mr. John Saff expressed concern about how this project will be funded and also
42 expressed concern about the size of the project.

43
44 The Public Hearing closed at 7:37 p.m.

1 Skelton responded to public hearing comments, reminding the public that the
2 Comprehensive Plan is a moving, fluid, changing document; when times changes, it
3 should change if a community is being responsible. He further stated that the
4 Comprehensive Plan should be amended every couple of years if a community is actively
5 managing its comprehensive plan. He also added the form the sports initiative will take
6 has really not been determined. He also assured the public that no component of this
7 initiative will come forward without a developer submitting a proposal and going through
8 the proper process. He also stated that regarding the \$1.5 billion figure quoted in the
9 newspaper, it is hopeful that this figure, including private investment, will be the value of
10 the project.

11
12 Smith stated that moving this project forward would be a huge economic tool for
13 Westfield and expressed his support.

14
15 Cameron agrees Westfield needs a strong economic plan; however, he believes the
16 Commissioners must understand what we are voting on and not sure we can understand
17 the project at this point; seems like may be too soon.

18
19 Sanders expressed concern about the Comprehensive Plan addendum not being site-
20 specific about this project.

21
22 Spoljaric expressed support of the addendum stating she felt comfortable knowing any
23 development plans would come before the Commission.

24
25 Degnan also expressed support for the addendum.

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27 Motion: To adopt and certify the addendum (0908-CPA-02) to the City Council.

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29 Motion by: Spraetz; Second by: B. Smith; Vote: 8-1 (Cameron)

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31 **REPORTS**

32
33 Smith reported the Smoking Ordinance was passed at the last Council meeting. He also
34 stated the Budget was passed at the Council meeting.

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36 Todd reviewed Commission business coming in October.

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38 **ADJOURNMENT** (7:38)

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1 Approved (date)

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4 _____
5 President, Robert Smith, Esq.
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8 _____
9 Vice President, Cindy Spoljaric
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12 _____
13 Secretary, Matthew S. Skelton, Esq., AICP
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DRAFT